136.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	887,800 / 887,800
					USE VALUE:	887,800 / 887,800
					ASSESSED:	887,800 / 887,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HORWITZ JEREMY &
Owner 2:	GERBER RACHAEL
Owner 3:	
Street 1:	57 KENSINGTON PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCKEOWN DONALD -
Owner 2:	BAGLA-MCKEOWN RITU -
Street 1:	57 KENSINGTON PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,810 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Vinyl Exterior and 2066 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5810.000	352,300	600	534,900	887,800
Total Card	0.133	352,300	600	534,900	887,800
Total Parcel	0.133	352,300	600	534,900	887,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.72 | /Parcel: 429.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	352,300	600	5,810.	534,900	887,800	887,800	Year End Roll	12/18/2019
2019	101	FV	278,900	600	5,810.	564,600	844,100	844,100	Year End Roll	1/3/2019
2018	101	FV	278,900	600	5,810.	416,000	695,500	695,500	Year End Roll	12/20/2017
2017	101	FV	284,800	600	5,810.	398,200	683,600	683,600	Year End Roll	1/3/2017
2016	101	FV	284,800	600	5,810.	368,500	653,900	653,900	Year End	1/4/2016
2015	101	FV	267,200	600	5,810.	309,000	576,800	576,800	Year End Roll	12/11/2014
2014	101	FV	247,600	600	5,810.	301,900	550,100	550,100	Year End Roll	12/16/2013
2013	101	FV	247,600	600	5,810.	287,600	535,800	535,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10579

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKEOWN DONALD,	61672-36		4/25/2013	Private	630,500	No	No		
WEINER DAVID L/	55002-80		7/15/2010		565,000	No	No		
ROCCI CHRISTOPH	44158-46		11/23/2004		536,500	No	No		
CUNNINGHAM LILL	33219-532		7/9/2001		420,000	No	No		Lillian T Cunningham d.o.d. 3/19/2001 bk 6774
	17085-350		6/1/1986			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2020	346	Dormers	120,500	O				
9/10/2010	1098	Redo Bat	9,000					
9/19/2003	802	Porch	15,000	C		G6	GR FY06	renovate 3 season

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	Inspected	BS	Barbara S
8/29/2017	MEAS&NOTICE	HS	Hanne S
11/20/2008	Meas/Inspect	336	PATRIOT
7/13/2005	Permit Visit	BR	B Rossignol
7/12/2005	Sales Verif.	BR	B Rossignol
3/7/2005	MLS	MM	Mary M
11/16/2001	MLS	MM	Mary M
12/10/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5810		Sq. Ft.	Site		0	90.	1.02	10									534,869						534,900	

Total AC/HA: 0.13338 | Total SF/SM: 5810 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 534,869 | Spl Credit | Total: 534,900

PRINT

Date	Time
12/11/20	00:52:17

LAST REV

Date	Time
05/01/20	09:44:17

danam

User Acct / GIS Ref / GIS Ref / Insp Date

87587

10/21/17

!10579!

USER DEFINED

Prior Id # 1:	87587
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25310159
Const Adj.:	0.99989998
Adj $ / SQ:	131.563
Other Features:	95175
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394953
Depreciation:	42655
Depreciated Total:	352298

COMMENTS

OF=4 FIXTURES IN 1 BTH..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

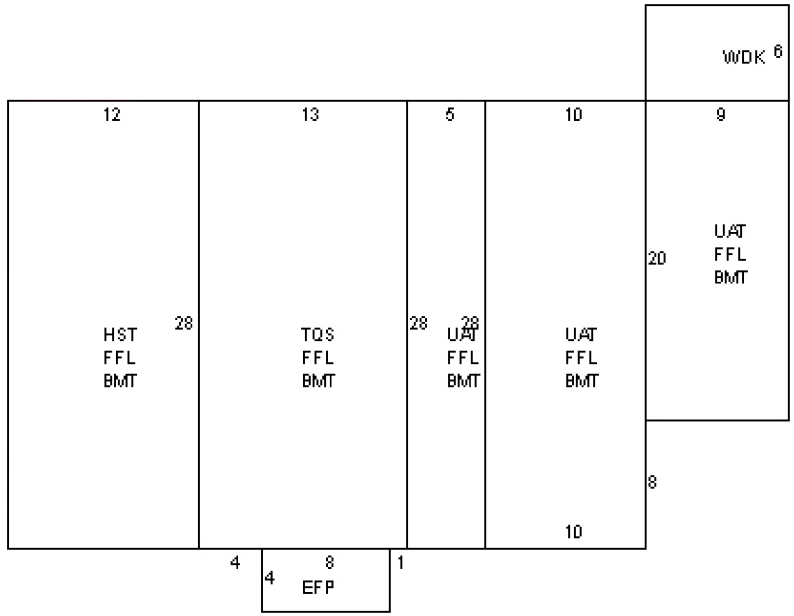
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,300	45.880	59,647
FFL	First Floor	1,300	131.560	171,031
TQS	3/4 Story	273	131.560	35,917
HST	Half Story	168	131.560	22,103
UAT	Upper Attic	150	52.630	7,894
WDK	Deck	54	16.000	864
EFP	Enclos Porch	32	72.590	2,323
	Net Sketched Area:	3,277	Total:	299,779
Size Ad	1741	Gross Are	3986	FinArea 2066

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	131.56
Special Features:	0	Val/Su Net:	107.51
Final Total:	352300	Val/Su SzAd	202.35

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	A	AV	2000	4.93	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600